

***PHAP14-00035***

<b>Date:</b>	December 29, 2014
<b>Application Type:</b>	Certificate of Appropriateness
<b>Property Owner:</b>	Julian Garcia
<b>Representative:</b>	Michael Rose
<b>Legal Description:</b>	Being 10 Sunset Heights 65 & E Pt. Of 64 (3103 Sq. Ft.), City of El Paso, El Paso County, Texas
<b>Historic District:</b>	Sunset Heights
<b>Location:</b>	511 Upson Drive
<b>Representative District:</b>	#8
<b>Existing Zoning:</b>	A-3/H (Apartments/Historic)
<b>Year Built:</b>	1930
<b>Historic Status:</b>	Contributing
<b>Request:</b>	Certificate of Appropriateness for the removal of three one-over-one sash windows on the first floor and replacement with single pane fixed windows
<b>Application Filed:</b>	12/11/2014
<b>45 Day Expiration:</b>	1/25/2015

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the removal of three one-over-one sash windows on the first floor and replacement with single pane fixed windows

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:*

- *When windows are involved in the construction process it is recommended to repair rather than replace.*
- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  - a. Architectural and historical compatibility*
  - b. Comparison to original profile*
  - c. Level of significance of original doors and windows to the architectural style of the building.*
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

*The modification is that the new windows be operational one-over-one sash windows to match the existing windows.*

## AERIAL MAP



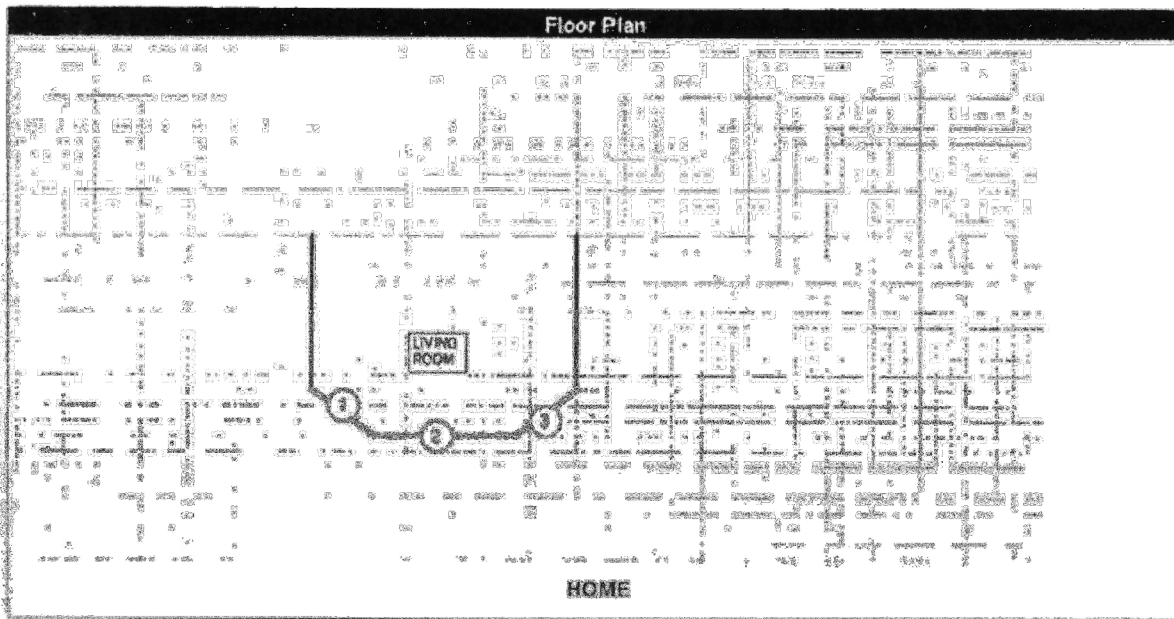
## PLANS AND ELEVATIONS

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JOB NUMBER: 17915342-0001  
PROPOSAL DATE: 11/29/2014

## WINDOW ORDER ADDENDUM

NO	DESCRIPTION	QTY	SIZE	
1	WM - PICTURE WINDOW WHITE LOWE/ARROW/AM	1	35 WX 78 H	
2	WM - PICTURE WINDOW WHITE LOWE/ARROW/AM	1	44 WX 78 H	
3	WM - PICTURE WINDOW WHITE LOWE/ARROW/AM	1	47 WX 78 H	
TOTALS:		3		

COMMENT: